



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

June 2, 2014
1406-PUD-10
Exhibit 1

Petition Number: 1406-PUD-10

Subject Site Address: 505 W. 186th Street

Petitioner: Sundown Gardens, Inc. by Dave E. Coots, Esq.

Request: Petitioner requests a change in zoning from the AG-SF1 to the Springmill/186th Street Planned Unit Development (PUD) District

Current Zoning: AG-SF1 (Agriculture-Single Family Rural) District

Current Land Use: Agriculture/Nursery

Approximate Acreage: 16 acres +/-

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Conceptual Plan
4. Illustrative Site Layout
5. PUD District Ordinance
6. Elevation
7. Character Exhibit: Area 1: Garden & Design Area
8. Character Exhibit: Area 3: Market/Plaza Area

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PETITION HISTOY

This petition was introduced at the May 12, 2014, City Council meeting. The proposal will receive a public hearing at the June 2, 2014, Advisory Plan Commission (the "APC") hearing.

PROCEDURAL

- Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition will be held on June 2, 2014.
- Notice of the June, 2 2014, public hearing was provided in accordance with the APC Rules of Procedure.



PROJECT OVERVIEW

Location: The subject property is approximately sixteen (16) acres located at the southwest corner of the intersection of 186th Street and Springmill Road. The property is currently zoned AG-SF1 (Agriculture-Single Family Rural) District and consists of agricultural uses, including an existing nursery operation.

Project Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as "Springmill/186th Street," that would allow for a mixed-use agritourism, garden and lawn center, nursery and commercial development. The PUD Ordinance establishes four (4) areas for the development of the Property, as generally illustrated on the Conceptual Plan at **Exhibit 3.**

Default Standards: The PUD Ordinance defaults to the General Business (GB) District.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District. These modifications are intended to accommodate the Petitioner's vision of a mixed-use development consisting of agritourism and commercial areas. The development standards of note are briefly highlighted below:

Architectural and Design Standards: The PUD Ordinance establishes basic architectural and design standards; however, it also incorporates graphic depictions (Character Exhibits) to establish a more accurate benchmark for the quality and character of the permitted buildings and streetscape, especially for those fronting 186th Street and Springmill Road.

Buffer Yard(s): The PUD Ordinance defaults to the Zoning Ordinance's Road Frontage standards along 186th Street and Springmill Road; however it clarifies that an additional buffer yard along the ROW is not required. The PUD Ordinance also defaults to the Zoning Ordinance's Buffer Yard standards along the south and west property lines, except along the areas identified as "Tree and Shrub Nursery Stock" and Area 2: Outdoor Showroom/Park, as shown on the Conceptual Plan at **Exhibit 3.**

Roofs: Flat roofs and roof modulations are permitted and regulated within the PUD Ordinance by language consistent with the 32 Overlay District.

Outdoor Storage: The outdoor storage of aggregate bins, staging materials, equipment and machinery are permitted, but are restricted to the southwest corner of the Real Estate where enhanced buffering and landscaped screening are provided.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as primarily "New Suburban" and adjacent to Grand Park. The Comprehensive Plan is not law; however, it is intended to serve as a guide in making land



use decisions. As proposed, the development is consistent with the goals and objectives of the Comprehensive Plan as generally summarized below:

- The development policies for “New Suburban” include: (i) design developments such that backyards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (ii) prevent monotony of design and color that applies to the collective impact of an entire development; (iii) ensure proper land use transitions between dissimilar types of development; (iv) preserve existing older structures where possible; (v) promote flexible design that maximizes open space preservation by regulating density rather than lot size; (vi) encourage development of bicycle and pedestrian facilities.
- The development policies for “Commercial” include: (i) Locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map; (iii) Encourage pedestrian connections between local commercial areas and adjacent residential areas; (iv) require effective buffering between commercial uses and adjacent residential uses.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial: Springmill Road; (ii) Secondary Arterial: 186th Street, and (v) Alternative Transportation Plan: includes perimeter pathways along perimeter streets. The PUD Ordinance includes language regarding:

- The dedication of Right-of-Way pursuant to the Westfield Thoroughfare Plan, as well as the dedication of additional Right-of-Way in order to accommodate a future roundabout.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

- The Comprehensive Plan
 - Current conditions and character of current structures and uses
 - The most desirable use for which the land is adapted
 - The conservation of property value throughout the jurisdiction
 - Responsible growth and development
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STAFF COMMENTS

- This proposal is before the Plan Commission for public hearing. No action is required at this time.
- Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
- If any members of the APC have questions prior to the public hearing, then please contact Jeffrey M. Lauer (e: jlauer@westfield.in.gov; p: 317.910.2927).